2. Prevent the opening of a hoistway door or doors from the landing side:

(a) Unless the car is standing at that landing, and—

(b) Unless the car is coasting past the landing with its car-control mechanism in the STOP position.

Hoistway Doors and Gates for Passenger and Freight Installation

In Factory Buildings erected before October 1, 1913.

In Mercantile Establishments erected before November 1, 1920.

Operation

Existing Installations

Rule 420. (a) Self-closing doors or gates that open or close with a swinging motion installed before November 1, 1920, may remain in place, if the hoistway entrance is provided with a vertical sliding, auxiliary gate, self-closing, not less than 66 inches high, constructed in accordance with Rule 421.

Future Installations

(b) Hoistway doors or gates to elevator landings that open or close with a swinging motion shall be manually operated.

(c) All doors or gates used on hoistways shall be set substantially flush with the hoistway line.

(d) Horizontal sliding hoistway gates of the collapsible type will not be permitted.

All Installations

(e) In existing and future installations doors or gates at landings shall be manually operated, self-closing or power driven.

Exception: Full automatic doors or gates will be permitted at the terminal landings for freight elevators operating at a speed not exceeding 75 feet per minute and at all landings of freight elevators used exclusively for automobiles.

(f) All manually operated hoistway doors or gates shall be provided with an interlock or electric contact as specified in Rules 454 and 455, or other approved device performing similar functions.

Exceptions:

1. Where freight hoistways provided with sliding doors or gates are equipped with operating or controlling devices that are not designed to coordinate with approved interlocks or electric contacts so as to provide safe conditions, or where, because of hoistway or elevator structural conditions, there are difficulties in effecting installations for the reliable operation of such devices, the Industrial Commissioner may permit in lieu thereof such other safeguards or conditions as will in his opinion provide reasonable safety.

2. Sliding doors or gates on hydraulic passenger elevators, equipped with a self-closing device which is not actuated by the movement of the car.

(g) Where electric contacts are installed, they shall be located so as to insure the door or gate being locked or latched when or before the contact is closed.

(h) All manually operated and all self-closing hoistway doors or gates shall be locked or latched when the car is not at the landing.

Section 316 of the New York Labor Law

§316. Duties of owners and occupiers

1. Except as in this article otherwise provided, the person operating a factory, whether as owner or lessee of the whole or a part of the building in which the same is situated or otherwise, shall be responsible for the observance of the provisions of this article, anything in any lease or agreement to the contrary notwithstanding.

2. The owner of a tenant-factory building, whether or not he is also one of the occupants instead of the respective tenants, shall be responsible for the observance of the following provisions of this article, anything in any lease to the contrary notwithstanding:

Section two hundred and fifty-five, elevators and hoistways; section two hundred and seventy, construction of buildings erected after October first, nineteen hundred and thirteen; section two hundred and seventy-one, requirements for buildings erected before October first, nineteen hundred and thirteen; section two hundred and seventy-two, additional requirements for all buildings, except subdivision one and the first three sentences of subdivision three; section two hundred and seventy-three, fire escapes erected after October first, nineteen hundred and thirteen, on build-

ings theretofore erected; section two hundred and seventy-four, fire escapes erected before October first, nineteen hundred and thirteen; section two hundred and seventy-nine, fire alarm signal systems and fire drills; section two hundred and eighty, automatic sprinklers; section two hundred and ninety-two, drinking water; section two hundred and ninety-three, washrooms, except subdivision two thereof; section two hundred and ninety-five, water closets. Except that the tenants shall also be responsible within their respective holdings for the observance of the provisions of the following sections: section two hundred and fifty-five, elevators and hoistways; section two hundred and seventy, construction of buildings erected after October first, nineteen hundred and thirteen; section two hundred and seventy-one, requirements for buildings erected before October first, nineteen hundred and thirteen; section two hundred and seventy-two, additional requirements for all buildings; section two hundred and seventy-three, fire escapes erected after October first, nineteen hundred and thirteen, on buildings thereofore erected; section two hundred and seventy-four, fire escapes erected before October first, nineteen hundred and thirteen.

The owner shall also be responsible for all other provisions of this article in so far as they affect those portions of the tenant-factory building or its premises that are used in common or by more than one occupant.

3. The tenant of any part of a tenant-factory building shall permit the owner, his agents and employees to enter and remain upon the demised premises whenever and so long as may be necessary to comply with the provisions of law, the responsibility for which is by this section placed

upon the owner; and his failure or refusal so to do shall be a cause for dispossessing said tenant by summary proceedings to recover possession of real property. Whenever by the terms of a lease any tenant has agreed to comply with or carry out any of such provisions, his failure or refusal so to do shall be a cause for dispossessing said tenant by summary proceedings as aforesaid. L. 1921, c. 50; amended L. 1941, c. 33, §6; L. 1962, c. 310, §250, eff. Sept. 1, 1963.